

24 KARAT LIVING

Where life shines every moment



VAISHNAVI ELITE VILLAS

📍 5 Minutes from Bonguluru ORR, Exit No 12





LIVE IN A LIMITED EDITION
VILLA GATED COMMUNITY

PROJECT HIGHLIGHTS

- | | | |
|--|---|--|
| RERA-Approved Gated Community of Luxury Villas | Premium Quality Specifications | Smart Security Access |
| 2 Acre Premises | Provision for Lift | Sewage Treatment Plant |
| Only 24 Triplex Villas | Home Theatre in each Villa | Underground Drainage |
| 161 Sq Yds to 266 Sq Yd Plots | EV Charging Point for each Villa | 24 Hr Professional Security with Audio/Video Intercom |
| East & West Facing Villas | All round Compound Wall with Solar Fencing | Garbage Collection Point |
| 2870 Sft to 4194 Sft Areas | Broadband Connectivity | Rainwater Harvesting |
| Exclusive Amenities Block | Designer Landscaping | Underground Electrical Cabling |
| 100% Vastu Compliant | No Overhead / Underground Tanks in Villas | Pre-fitted 5 KW Solar Panels for all Villas |
| 24-Hr Treated Water Supply by Pneumatic System | 100% Power Back-up for all important zones and Villas | Grand Entrance Gate with Security Kiosk & Gateway Portal |

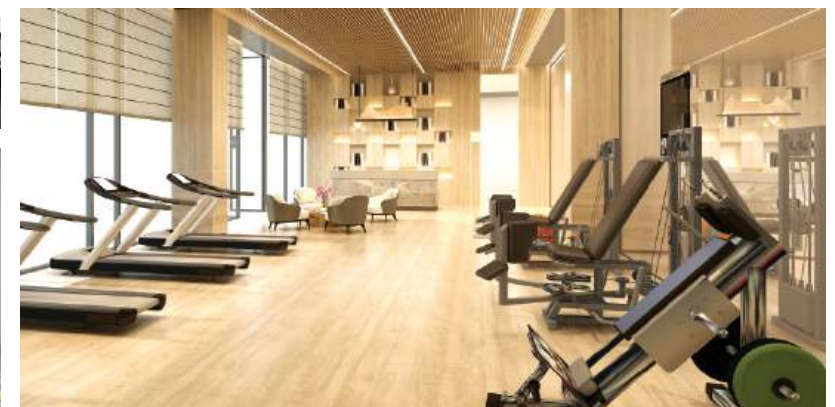


OUTDOORS

- | | |
|--------------------------|-------------------------------|
| Avenue Plantation | Temple |
| Designer Landscaping | Jogging Track |
| Parks & Kids' Play Areas | Ornamental Street Lighting |
| Circular Park | Pergola/ Deck Area |
| Cricket Net | Badminton Court |
| Swimming Pool | Senior Citizens Seating Plaza |
| Seating Areas | Sand pit |

EXCLUSIVE CLUBHOUSE

- | |
|------------------------------|
| 3-Level Clubhouse |
| Reception & Visitors' Lounge |
| Well-equipped Gym |
| Aerobics/ Fitness Room |
| Indoor Games Enclave |
| Yoga/ Meditation Studio |
| Multipurpose Hall |
| Banquet Hall with Kitchen |



East Facing Triplex Villa

PLOT AREA: 194.44 Sq Yds
PLOT SIZE: 35'0" X 50'0"

AREA STATEMENT

No of Floors:	G+2
Ground Floor:	1303.20 Sft
First Floor:	1303.20 Sft
Second Floor:	988.60 Sft
Total Area:	3595.00 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



West Facing Triplex Villa

PLOT AREA: 206.94 Sq Yds
PLOT SIZE: 37'3" X 50'0"

AREA STATEMENT

No of Floors:	G+2
Ground Floor:	1400.25 Sft
First Floor:	1400.25 Sft
Second Floor:	1029.50 Sft
Total Area:	3830.00 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Specifications



STRUCTURE

RCC structure with quality steel and M25 grade concrete.



SUPER STRUCTURE

Brick masonry with good quality Red bricks, outer wall 9", inner wall 4".

Plastering: Joint of the RCC structure and brick will be covered with mesh before internal wall plastering commences.

External: Double coat cement plastering with sponge finish.

Internal: Smooth cement plastering with sponge finish.



LIFTS

Internal 6-passenger capacity elevator provision.



FLOORING

Foyer: Living (formal/ Informal), dining, dry kitchen, Puja room, powder room, lounge, walk-in wardrobes, study room, linen room - vitrified tiles.

All Bedrooms: Vitrified tiles.

All Toilets: Anti-skid vitrified tiles.

All Balconies/Dock: Anti-skid stone finish tiles.

Wet Kitchen/Utility/Store: Premium vitrified tiles.

Servant Room/Toilet: Vitrified tiles.

Parking Area: Flamed granite.

Porch Steps: Granite (Leather finish).

Terrace-Swim Spa Deck Area: Anti-skid vitrified tiles.



KITCHEN & UTILITY

Double-bowl steel sink with CP tap.

Provision for dishwasher and washing machine.

Provision for exhaust fan in kitchen.

Provision for RO/Water purifier.

Separate Municipal water taps and domestic water through WTP.



TOILETS & FITTINGS

Sanitary: All toilets will consist of wall hung EWC, wash basin of any premium brand equipment.

Hot & Cold: Diverter with overhead shower.

All CP fittings of any premium brand equipment.



PAINTING

Internal: Two coats of Acrylic emulsion over two coats of putty and primer.

External: Texture finish and two coats of exterior emulsion paints of reputed make.



RAILING

Balcony/Deck: Granite cladded parapet in 1st and 2nd floors. Additional glass railing above parapet at 1st floor.



DG BACK UP

100% DG power back-up.



EV CHARGING

One power socket per villa in the Parking area.



DOORS & WINDOWS

Main Door: 8' High Teak wood frame and flush shutters with veneer and PU polish on both sides.

Internal Doors: 7' High-engineered wood frame and flush shutters with veneer and PU polish on both sides.

Toilet Doors: 7' High-engineered wood frame and flush shutters with laminate on both sides.

Balcony Sliding Doors: 7' High quality UPVC frames and shutters with performance glass and track provision for mosquito-mesh shutters (of any premium brand).

Windows (Sliding/Operable based on Ventilation requirement): 4'3" High quality UPVC frames and shutters with performance glass and track provision for mosquito-mesh shutters (of any premium brand).

Kitchen to Utility Door: 7' High quality UPVC frames and shutters with performance glass (operable) of any premium brand.

Ventilators UPVC frame & glass with the provision for exhaust fan.

Doors: Fittings & locks (of any premium designer brand). Main door with digital lock.



ELECTRICAL/ INTERNET/ TELEPHONE

Concealed wiring with PVC Insulated copper wires (Fire Retardant low smoke) and modular switches.

Sufficient power outlets and light points.

Power outlets for exhaust fan in all bathrooms.

Three-phase power supply for each villa.

Premium MCBs for each distribution board. Plug for TV/Audio in Living (formal/informal), Lounges (1st & 2nd floors) all bedrooms and Home Theatre room.

Internet points and Telephone points in Living (formal/informal), Lounges (1st & 2nd floors), all bedrooms and Home Theatre room.

Power Outlets for Electrical Appliances: Power plug-points for cooking range, chimney, refrigerator, microwave oven, mixer /grinder, water purifier in kitchen, washing machine/dishwasher in Utility area.



PLUMBING

Water Supply: Water lines connected with pneumatic pressure pumps of ISI standard.

Drainage: ISI Mark standard PVC/SWR sanitary pipes of Prince/ Sudhakar or equivalent.

Sewage Treatment Plant: Waste water treated by STP and reused for gardening.

Rain Water Disposal: Well-planned rain water harvesting system.



SECURITY SYSTEM

Security cabin at project entrance and exit with peripheral CCTV coverage.

CCTVs at vantage points.

Access control system (provision) for clubhouse/ Main entry and exit passages.

Boom barriers proposed.



Site Layout Plan

LEGEND

- Entrance Arch /Security
- Transformer
- Generator
- S.T.P.
- Washrooms
- Changing Rooms
- Pergola/Deck Area
- Swimming pool
- Walking area
- Lawn
- Temple
- Yoga Enclave
- Old age lessen Area/Walking Area
- Sand pit Games
- Kids Play Area
- Walking Area
- Cricket Practice Area
- Seating Area
- Badminton Court
- Circular Path
- Footpath



AREA STATEMENT

VILLA NO	SITE AREA (SQ.YDS)	VILLA FACING	TOTAL BUILT-UP AREA (SFT)
1	161.11	EAST	2950
2	161.11	EAST	2950
3	176.17	EAST	2870
4	193.43	WEST	3084
5	173.61	WEST	3084
6	173.61	WEST	3084
7	194.44	EAST	3595
8	194.44	EAST	3595
9	212.98	EAST	3665
10	221.74	WEST	3768
11	206.94	WEST	3830
12	206.94	WEST	3830
13	170.83	EAST	3132
14 & 15	170.83	EAST	3132
16	199.64	EAST	3346
17	216.29	WEST	3398
18 & 19	184.72	WEST	3315
20	184.72	WEST	3315
21	249.57	EAST	3596
22	266.22	EAST	4194
23	223.9	EAST	4070
24	227.12	EAST	3660

Location Map
(Not to Scale)



Scan to
Google Maps



PROMOTERS



Vaishnavi Global Builders and Developers LLP

Corporate Office

Flat # 202, Mythri Apartments
Opp BSNL Office, ECIL, Secunderabad, Telangana

✉ support@vaishnaviglobal.com




Site Office

Vaishnavi Elite Villas

Mangalpally Village, Adibatla, Ranga Reddy District



NO: P02400009548

<p>ARCHITECTS</p>  <p>Hyderabad</p>	<p>3D VISUALIZATION</p>  <p>Hyderabad</p>	<p>BRANDING</p>  <p>Amitha Designs Hyderabad</p>
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Note: This brochure is purely a conceptual presentation and not a legal offering.
The Developers reserve the right to make changes in elevations, specifications and plans as deemed fit.